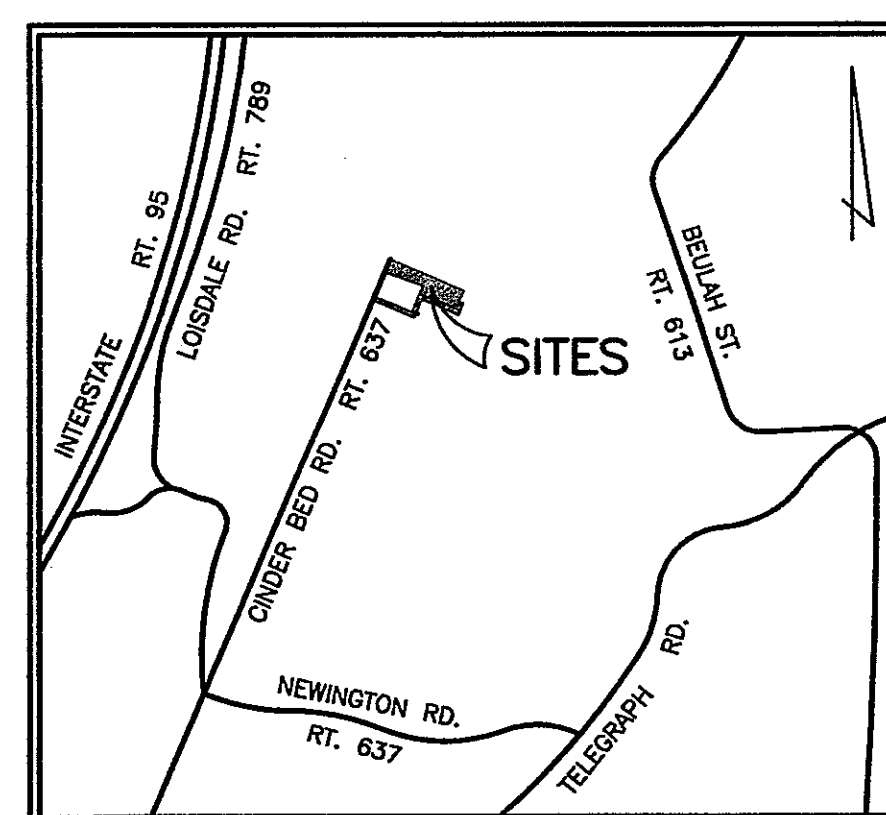


TAVARES CONCRETE COMPANY, INC.

Lee District Fairfax County, Virginia

Partial Proffered Condition Amendment/Final Development Plan Amendment - PCA/FDPA 1999-LE-036 (Existing PDH-4) Proffered Condition Amendment - PCA 2000-LE-023 (I-5) Rezoning/Final Development Plan - RZ/FDP 2009-LE-001 (PDH-5)



VICINITY MAP
SCALE : 1" = 2,000'

Applicant: (Proposed PDH-5 Portion)
Tavares Family Limited Partnership
8000 Cinder Bed Road
Lorton, VA 22079

Applicant: (Remaining I-5 Portion)
Tavares Concrete Company, Inc.
8000 Cinder Bed Road
Lorton, VA 22079

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1. COVER SHEET
2. REZONING / FINAL DEVELOPMENT PLAN / PROFFERED CONDITION AMENDMENT-
APPROVED AND PROPOSED DEVELOPMENT PLANS
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6. STORMWATER MANAGEMENT - BMP CALCULATIONS: TAVARES & HAWTHORNE
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8. EXISTING VEGETATION MAP

Partial Proffered Condition Amendment/Final Development Plan Amendment -
PCA/FDPA 1999-LE-036 (Existing PDH-4) /
Proffered Condition Amendment - PCA 2000-LE-023 (I-5) /
Rezoning/Final Development Plan - RZ/FDP 2009-LE-001 (PDH-5)

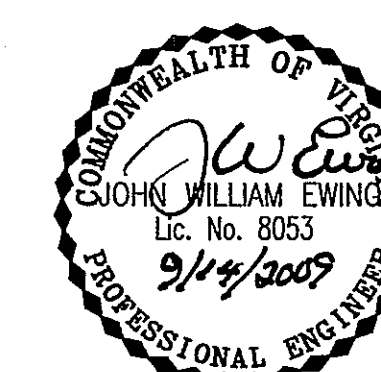
Tavares Concrete Company, Inc.

Application No. RZ 2009-LE-001 Staff B. Cho
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 13, 2009
Date of (GDP) (PC) approval November 14, 2009
Sheet 1 of 8
amendment w/ FDP 2009-LE-001
approved by PC on 10/15/09



Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

SEAL



Revised September 11, 2009
Revised August 11, 2009
Revised May 22, 2009
Revised April 10, 2009

December 18, 2008

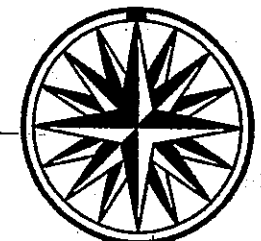
M-10728

No.	DATE	BY	Description
4	09.11.09	ARW	
3	08.11.09	ARW	
2	05.22.09	ARW	
1	04.10.09	ARW	

REVISIONS			
DRAWN BY	ARW		
APPROVED BY			
CHECKED BY	JWE		
DATE	December 18, 2008		

TITLE
**TAVARES CONCRETE
COMPANY, INC.**
RZ / FDP / PCA
Approved and Proposed
Development Plans
PROJECT NO.

Application No. RZ 2009-LE-001 Staff E. Cho
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 13, 2009
Date of (FOS) (PC) approval November 16, 2009
Sheet 2 of 8
concurrent w/ FDP 2009-LE-001
approved by PC on 10/15/09

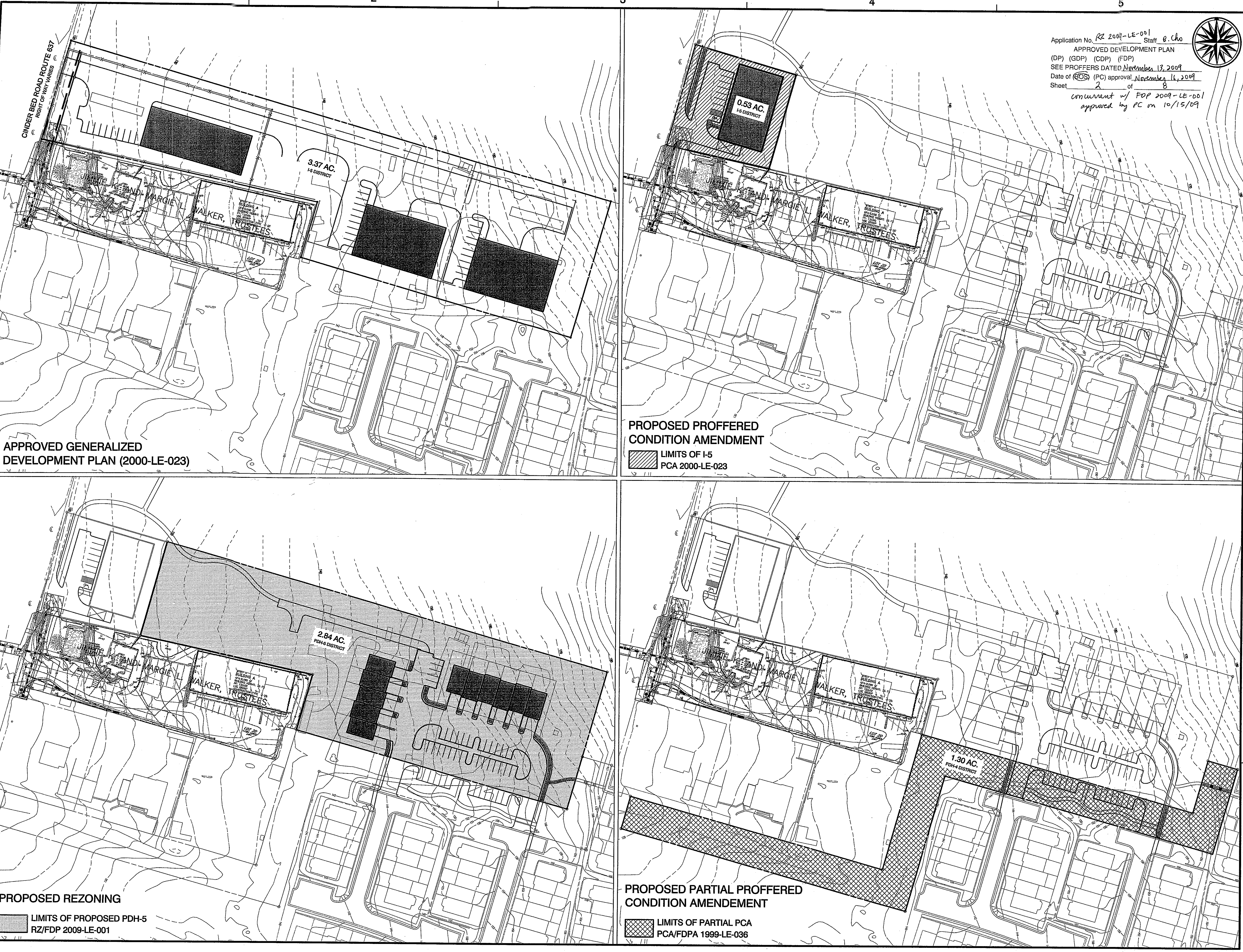


APPROVED GENERALIZED
DEVELOPMENT PLAN (2000-LE-023)

PROPOSED PROFFERED
CONDITION AMENDMENT
LIMITS OF I-5
PCA 2000-LE-023

PROPOSED REZONING
LIMITS OF PROPOSED PDH-5
RZ/FDP 2009-LE-001

PROPOSED PARTIAL PROFFERED
CONDITION AMENDMENT
LIMITS OF PARTIAL PCA
PCA/FDPA 1999-LE-036



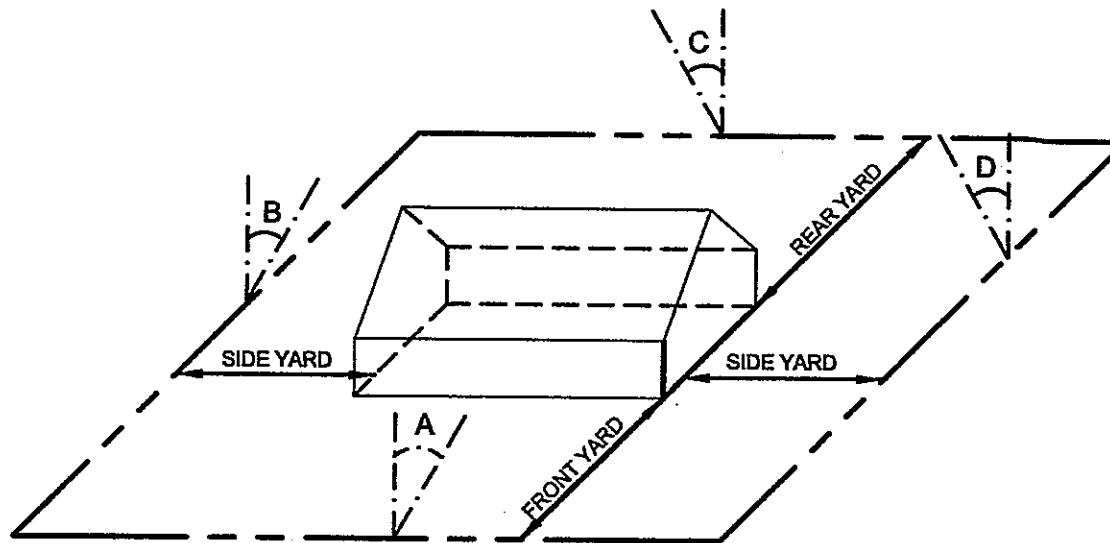
NOTES - OVERALL:

- THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING / FINAL DEVELOPMENT PLAN (CDP/FDP), A PARTIAL PROFFERED CONDITION AMENDMENT (PCA), AND A PCA AND IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 99-2 ((11) 17, 18 AND 19, AND 99-2 ((16)) B PART - A PORTION OF THE EXISTING HAWTHORNE COMMUNITY.

THE LAND AREA OF THE RZ/FDP/PCA:

AREA OF PARTIAL PCA	1.30 AC
AREA OF PCA	0.53 AC
AREA OF RZ/FDP	2.84 AC

- THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES WITH THE EXACT SCHEDULE BEING DICTATED BY MARKET DECISIONS.



FRONT YARD: $\triangle A$ 15' WITH A BUILDING HEIGHT OF 35', THE FRONT YARD = 9' BUT NOT LESS THAN 9'

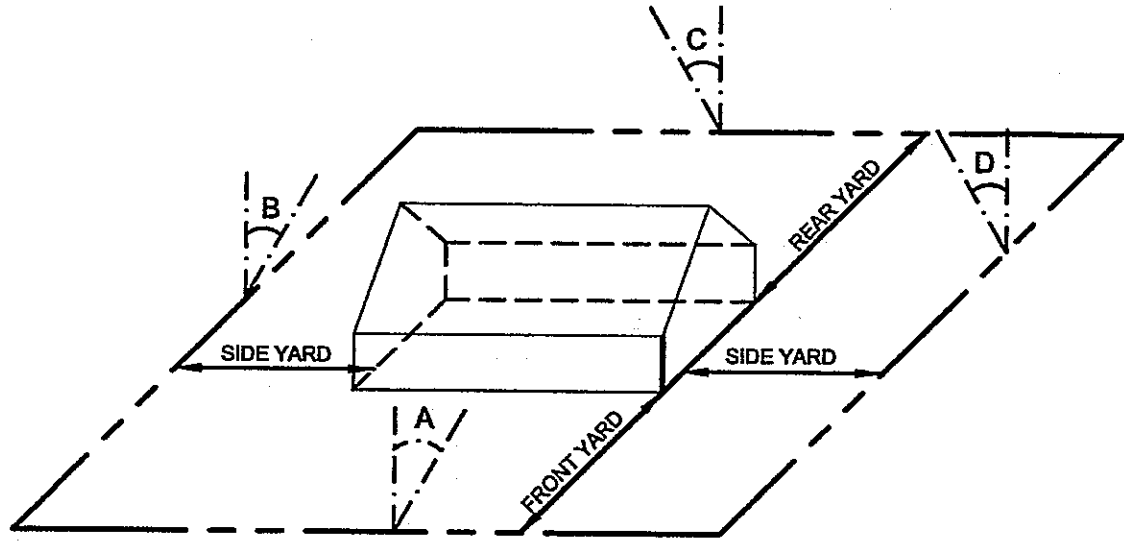
SIDE YARD: $\triangle B$ 15' WITH A BUILDING HEIGHT OF 35', THE SIDE YARD = 9' BUT NOT LESS THAN 10'

REAR YARD: $\triangle C$ 30' WITH A BUILDING HEIGHT OF 35', THE REAR YARD = 20' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE - PDH DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION IS OF THE R-5 DISTRICT CONSIDERATION OF THE PROPOSED RESIDENTIAL COMMUNITY AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.



FRONT YARD: $\triangle A$ 45' WITH A BUILDING HEIGHT OF 30', THE FRONT YARD = 30' BUT NOT LESS THAN 40'

SIDE YARD: $\triangle B$ NO REQUIREMENT

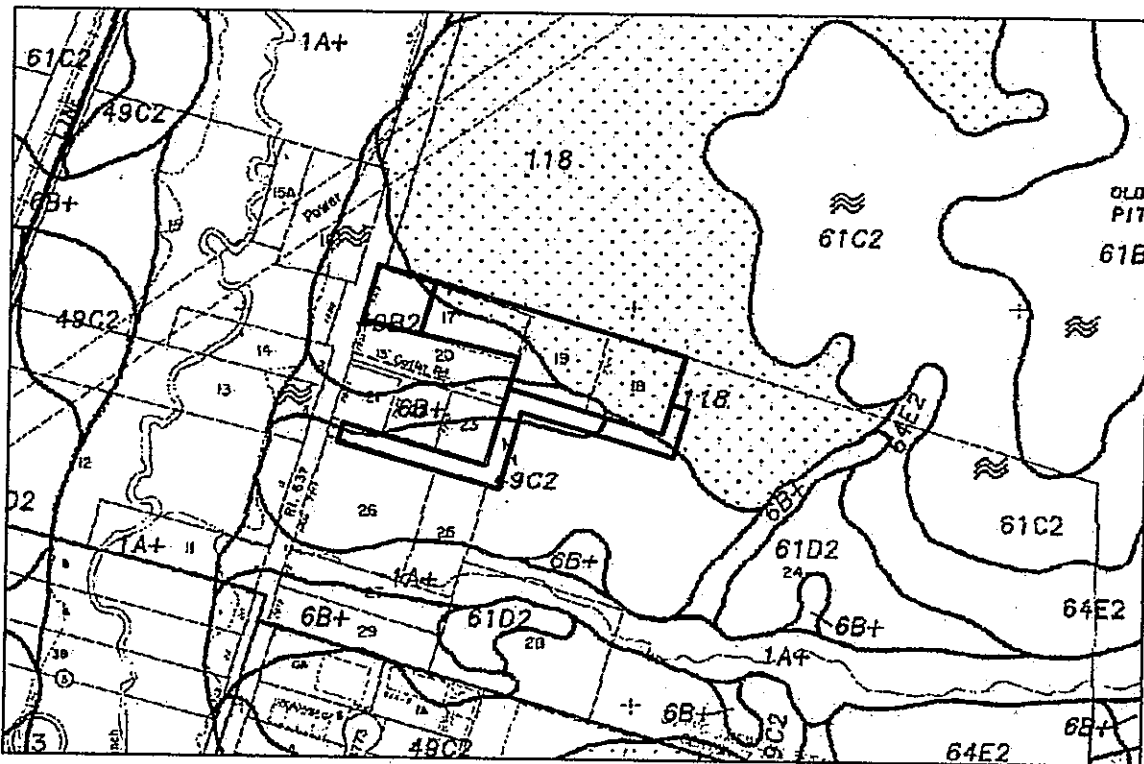
REAR YARD: $\triangle C$ NO REQUIREMENT

ANGLE OF BULK PLANE - I DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 30' HEIGHT

SOILS MAP

Scale: 1" = 500'



SOILS MAP SOURCE: ☐ COUNTY MAP; ☐ PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
118	MAINE CLAYS	POOR-U,B,P	MARGINAL-P	POOR-U,P	SEVERE	A
49B2	LUNT	MARGINAL - B,C	GOOD	GOOD	MODERATE	A-B
6B+	HYATTSVILLE	FAIR - B,W	MARGINAL-W	GOOD	SLIGHT	B
49C2	LUNT	MARGINAL - B,C	GOOD	GOOD	MODERATE	A-B

NOTES - PDH-4 PORTION: (PARTIAL PCA / FDPA 1999-LE-036)

- THE PROPERTY THAT IS THE SUBJECT OF THIS PARTIAL (PCA) CONSISTS OF 1.30 ACRES. THE PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 99-2 ((18)) PART OF PARCEL B.
- THIS PARTIAL (PCA) ACCOMPANIES AN APPLICATION THAT REFLECTS THE PRIMARY INGRESS AND EGRESS TO THE TAVARES PROPERTY. THE PROVISION OF FOURTEEN (14) PARKING SPACES, AND LANDSCAPING AND PEDESTRIAN TRAILS FROM THE EXISTING HAWTHORNE COMMUNITY TO THE PROPERTY WHICH IS SUBJECT TO THIS APPLICATION.
- THE BOUNDARY INFORMATION SHOWN HEREON IS AN ARBITRARY REPRESENTATION OF AN AREA AGREEMENT BETWEEN THE HAWTHORNE COMMUNITY AND TAVARES.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY DEWBERRY & DAVIS LLC, DATED AUGUST 27, 2001.
- A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- STORMWATER MANAGEMENT (SWM) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).
- THE HAWTHORNE PROPERTY PARKING HAS BEEN SATISFIED BY A SUBDIVISION PLAN PRODUCED BY URBAN ENGINEERING AND ASSOCIATES DATED 2001.
- THERE ARE A VARIETY OF UNDERGROUND UTILITIES ON THE PROPERTY. FURTHER, THERE ARE EASEMENTS HAVING A WIDTH OF GREATER THAN 25 FEET ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) OR A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY. A GEOTECHNICAL STUDY HAS BEEN CONDUCTED BY SOILS TECH, INC. AND THEIR CONCLUSION WAS, IN PART, THAT MARINE CLAYS DO EXIST ON THE SUBJECT PROPERTY AS REPRESENTED ON THE ADJACENT SOILS MAP.
- THE SITE IS BOTH ZONED AND USED FOR RESIDENTIAL PURPOSES AND THERE IS SIGNIFICANT VEGETATION THAT HAS BEEN PRESERVED AND PROTECTED AS PART OF THAT DEVELOPMENT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT I OF AREA IV, S-6 NEWINGTON COMMUNITY PLANNING SECTION OF THE SPRINGFIELD PLANNING DISTRICT. THE COMPREHENSIVE PLAN ACKNOWLEDGES THE EXISTENCE OF THE HAWTHORNE AS A RESIDENTIAL COMMUNITY.
- GIVEN THE SMALL SIZE OF THIS PARCEL THERE IS LITTLE OPPORTUNITY IN PROVIDING ADDITIONAL AMENITIES, HOWEVER, A SMALL TRAIL SYSTEM IS BEING PROVIDED AS WELL AS PLANTINGS ALONG A PORTION OF THE HAWTHORNE COMMUNITY'S WESTERN BOUNDARY.
- GIVEN THE SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT PROGRAM OTHER THAN THOSE SPECIFIED ABOVE.
- THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE EXACT PHASING SCHEDULE WILL BE DICTATED BY MARKET CONDITIONS.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE TIMING OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROFFERS.
- SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE IN THE HAWTHORNE COMMUNITY.
- TO THE BEST OF OUR KNOWLEDGE, THE EXISTING AND PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- THE EXACT LOCATION OF THE PROPOSED ACCESS POINTS TO THE TAVARES PROPERTY THROUGH THE HAWTHORNE COMMUNITY IS SUBJECT TO MINOR MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING, AND THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). HOWEVER, DURING CONSTRUCTION, THERE SHALL BE NO ACCESS TO THE RESIDENTIAL UNITS OR INDUSTRIAL USES, PROPOSED ON THE TAVARES PROPERTY, THROUGH THE EXISTING HAWTHORNE COMMUNITY.
- OPEN SPACE ON THE APPROVED HAWTHORNE CDP/FDP AND SITE PLAN IS 60%. AFTER A RECALCULATION BY THE SITE PLAN ENGINEER IT WAS DETERMINED THAT THERE WAS MORE OPEN SPACE THAN REPRESENTED ON THE APPROVED DOCUMENTS. ALTHOUGH THERE IS AN INCONSEQUENTIAL REDUCTION IN OPEN SPACE DUE TO THE PROPOSED ADDITIONAL PARKING SPACES AND POINTS OF INGRESS AND EGRESS THERE IS STILL MORE OPEN SPACE THAN SHOWN ON THE APPROVED DOCUMENTS. SPECIFICALLY, THE REVISIONS BEING PROPOSED VIA THE PARTIAL PCA RESULTS IN 64.2% OPEN SPACE ON THE HAWTHORNE PROPERTY (SEE ASTERISK IN THE TABULATION BELOW).
- TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED ON THE SUBJECT PROPERTY. HOWEVER A DOUBLE ROW OF 6-7' EVERGREEN TREES ARE PROPOSED ALONG A PORTION ON THE WESTERN BOUNDARY OF THE HAWTHORNE PROPERTY AS SHOWN ON THE PARTIAL PCA.
- IF AN AMENDMENT TO ANY PORTION OF THIS PARTIAL (PCA) BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION OR SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL BY THE BOARD OF SUPERVISORS AND/OR THE PLANNING COMMISSION, WHICH EVER IS APPROPRIATE.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

TABULATION FOR AREA OF THE PDH-4

TOTAL LAND AREA.....	1.30 AC
EXISTING/PROPOSED ZONING.....	PDH-4
PROPOSED PARKING.....	13 SPS
OPEN SPACE PROVIDED WITH THE PARTIAL PCA AREA.....	1.11 AC ±

HAWTHORNE PROPERTY

EXISTING ZONING.....	PDH-4
TOTAL SITE AREA.....	33.25 AC±
PROPOSED NUMBER OF DWELLING UNITS.....	149
SINGLE FAMILY ATTACHED.....	108
SINGLE FAMILY DETACHED.....	41
PROPOSED DENSITY W/O ADU'S.....	3.91 DU/AC
PROPOSED DENSITY WITH ADU'S.....	4.48 DU/AC
PARKING REQUIRED.....	331 SPS
SINGLE FAMILY ATTACHED.....	249
SINGLE FAMILY DETACHED.....	82
PARKING SPACES PROVIDED.....	546 SPS
MAXIMUM BUILDING HEIGHT.....	35
OPEN SPACE REQUIRED (18%).....	5.98 AC±
OPEN SPACE PROVIDED (63.8%).....	21.24 AC ±*

*BASED ON A RECALCULATION BY THE ENGINEER OF RECORD FOR THE SITE PLAN, IT WAS DETERMINED THAT THERE WAS ACTUALLY 64.2% OF THE SITE IN OPEN SPACE. THEREFORE, THE REDUCTION IN OPEN SPACE DUE TO THE PROPOSED ADDITION OF 14 PARKING SPACES AND THE ACCESS POINTS TO THE TAVARES PROPERTY IS INCONSEQUENTIAL AND THE REMAINING OPEN SPACE OF 21.24 ACRES FAR EXCEEDS THE 60% WHICH IS REPRESENTED ON THE APPROVED CDP/FDP AS WELL AS THE SITE PLAN.

NOTES - I-5 PORTION: (PCA-2000-LE-023)

- THE PROPERTY THAT IS THE SUBJECT OF THIS PROFFERED (PCA) CONSISTS OF 3.37 ACRES. THE PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 99-2 ((11)) 17, 18 AND 19.
- THIS (PCA) ACCOMPANIES AN APPLICATION THAT REFLECTS A SUBSTANTIAL REDUCTION IN LAND AREA AND A REDUCTION IN THE SIZE AND NUMBER OF BUILDINGS AS WELL AS THE GENERAL LAYOUT APPROVED FOR THE SITE
- THE BOUNDARY INFORMATION SHOWN HEREON IS FIELD RUN BY DEWBERRY & DAVIS LLC, DATED OCTOBER, 2001.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY DEWBERRY & DAVIS LLC, DATED AUGUST 27, 2001.
- A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- STORMWATER MANAGEMENT (SWM) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). THE LOCATION AND SIZE OF THE ON-SITE FACILITY SHOWN HEREON IS APPROXIMATE AND SUBJECT TO REVISION AT TIME OF FINAL ENGINEERING.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED HEREON IS NOT DIMINISHED. FURTHER, THE NUMBER OF PARKING SPACES SHOWN HEREON MAY BE REDUCED PROVIDED THE MINIMUM NUMBER OF REQUIRED PARKING SPACES IS SATISFIED. THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF THE DEVELOPMENT PROGRESSES.
- THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH GREATER THAN TWENTY-FIVE (25) FEET OR ANY UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.
- THE MINIMUM YARD REQUIREMENTS FOR THE I-5 DISTRICT ARE AS FOLLOWS
FRONT YARD: 45° ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FEET.
SIDE YARDS: NONE.
REAR YARD: NONE.
- THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) OR A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY. A GEOTECHNICAL STUDY HAS BEEN CONDUCTED BY SOILS TECH, INC. AND THEIR CONCLUSION WAS, IN PART, THAT MARINE CLAYS DO EXIST ON THE SUBJECT PROPERTY AS REPRESENTED ON THE ADJACENT SOILS MAP.
- THE SITE HAS BEEN BOTH ZONED AND USED FOR INDUSTRIAL PURPOSES IN THE PAST AND THERE IS NO OPPORTUNITY TO PRESERVE OR PROTECT EXISTING VEGETATION.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT I OF AREA IV, S-6 NEWINGTON COMMUNITY PLANNING SECTION OF THE SPRINGFIELD PLANNING DISTRICT. PARCELS 18 AND 19 AS WELL AS A PORTION OF 17 IS PLANNED FOR A SINGLE FAMILY ATTACHED RESIDENTIAL USE AT 4-5 DWELLING UNITS PER ACRE. A SIX FOOT MASONRY WALL SHOULD BE INSTALLED BETWEEN THE PROPOSED RESIDENTIAL AREA AND THE REMAINING INDUSTRIAL LAND. FURTHER, THE COMPREHENSIVE PLAN RECOMMENDS A MAXIMUM OF THIRTEEN (13) DWELLING UNITS. THE DEVELOPMENT, AS PROPOSED, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE TIMING OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROFFERS.
- SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE AND WILL BE EXTENDED TO THE SITE AS NEEDED.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- IT IS UNDERSTOOD THAT THE EXACT LOCATION OF THE PROPOSED ACCESS POINT FROM CINDER BED ROAD IS SUBJECT TO MINOR MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING, AND THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED ALONG THE WESTERN AND SOUTHERN PROPERTY LINES. A SIX (6) FOOT HIGH MASONRY WALL IS PROPOSED FOR THE EASTERN PROPERTY LINE. PURSUANT TO PAR. 7 OF SECT. 13-304 A MODIFICATION OF THE BARRIER AND SCREENING REQUIREMENTS ARE HEREBY REQUESTED FOR THE PROPERTY'S NORTHERN PROPERTY LINE IN FAVOR OF THAT SHOWN HEREON.
- IF AN AMENDMENT TO ANY PORTION OF THIS (PCA) BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION OR SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL BY THE BOARD OF SUPERVISORS AND/OR THE PLANNING COMMISSION, WHICH EVER IS APPROPRIATE.
- ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

TABULATION FOR AREA OF THE I-5

EXISTING/PROPOSED ZONING.....	I-5
TOTAL LAND AREA.....	3.37 AC
RESULTANT LAND AREA TO REMAIN I-5.....	0.53 AC
MAXIMUM GROSS FLOOR AREA PERMITTED.....	11,543 SF
MAXIMUM GROSS FLOOR AREA PROPOSED.....	8,000 SF
MAXIMUM FLOOR AREA RATIO PERMITTED.....	0.50
MAXIMUM FLOOR AREA RATIO PROVIDED.....	0.34
PARKING SPACES REQUIRED/PROVIDED.....	8 SPS
(A MINIMUM OF 1 SPACE PER 1000 GFA; 1 VAN ACCESS)	
OPEN SPACE REQUIRED (15%).....	3,463 SF
OPEN SPACE PROVIDED (25% ±).....	5,686 SF ±

Application No. R2 2004-LE-001 Staff B. Cho

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED November 13, 2009

Date of 60S (PC) approval November 16, 2009

Sheet 4 of 8

comment w/ FDP 2009-LE-001

approved by PC on 10/15/09

NOTES - PDH-5 PORTION: (RZ / FDP 2009-LE-001)

- THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP) CONSIST OF 2.84 ACRES AND IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 99-2 ((11)) 17 (PART), 18 AND 19 (PART).
- THIS CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE I-5 DISTRICT TO THE PDH-5 DISTRICT TO PERMIT THE ESTABLISHMENT OF ELEVEN (11) SINGLE FAMILY ATTACHED DWELLING UNITS.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FIELD RUN BY DEWBERRY & DAVIS LLC, DATED OCTOBER, 2001.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY DEWBERRY & DAVIS LLC, DATED AUGUST 27, 2001.
- A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF APPLICANTS INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- STORMWATER MANAGEMENT (SWM) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). THE LOCATION AND SIZE OF THE ON-SITE FACILITY SHOWN HEREON IS APPROXIMATE AND SUBJECT TO REVISION AT TIME OF FINAL ENGINEERING.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED HEREON IS NOT DIMINISHED. FURTHER, THE NUMBER OF PARKING SPACES SHOWN HEREON MAY BE REDUCED PROVIDED THE MINIMUM NUMBER OF REQUIRED PARKING SPACES IS SATISFIED. THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF THE DEVELOPMENT PROGRESSES.
- THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH GREATER THAN TWENTY-FIVE (25) FEET OR ANY UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) OR A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY. A GEOTECHNICAL STUDY HAS BEEN CONDUCTED BY SOILS TECH, INC. AND THEIR CONCLUSION WAS, IN PART, THAT MARINE CLAYS DO EXIST ON THE SUBJECT PROPERTY AS REPRESENTED ON THE ADJACENT SOILS MAP.
- THE SITE HAS BEEN BOTH ZONED AND USED FOR INDUSTRIAL PURPOSES IN THE PAST AND THERE IS NO OPPORTUNITY OR VEGETATION WORTHY OF PROTECTION AND PRESERVATION ON THE PROPERTY. HOWEVER, THE PREPONDERANCE OF THE PROPERTY IS PLANNED FOR A RESIDENTIAL USE WHICH CAN BE VIEWED AN IMPROVEMENT OVER THE EXISTING INDUSTRIAL LAND USE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT I OF AREA IV, S-6 NEWINGTON COMMUNITY PLANNING SECTION OF THE SPRINGFIELD PLANNING DISTRICT. PARCELS 18 AND 19 AS WELL AS A PORTION OF 17 ARE PLANNED FOR A SINGLE FAMILY ATTACHED RESIDENTIAL USE AT 4-5 DWELLING UNITS PER ACRE. A SIX FOOT MASONRY WALL SHOULD BE INSTALLED BETWEEN THE PROPOSED RESIDENTIAL AREA AND THE REMAINING INDUSTRIAL LAND. FURTHER, THE COMPREHENSIVE PLAN RECOMMENDS A MAXIMUM OF THIRTEEN (13) DWELLING UNITS. THE DEVELOPMENT, AS PROPOSED, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
- SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT PROGRAM INCLUDE THE PRESERVATION OF AND DEDICATION OF OPEN SPACE WHICH WILL INCLUDE PASSIVE AMENITIES SUCH AS A GAZEBO, BENCHES, TRASH RECEPTACLES AND THE PLANTING OF TREES ON A PORTION OF THE EASTERN PROPERTY BOUNDARY OF THE ADJACENT HAWTHORNE COMMUNITY, AS WELL AS A COUNTY RECOMMENDED TRAIL ALONG THE PROPERTY'S FRONTAGE.
- GIVEN THE SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT PROGRAM OTHER THAN THOSE SPECIFIED ABOVE. THE EXACT PHASING SCHEDULE WILL BE DICTATED BY MARKET CONDITIONS.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE TIMING OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROFFERS.
- SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE AND WILL BE EXTENDED TO THE SITE AS NEEDED.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- THE EXACT LOCATION OF THE PROPOSED ACCESS POINT IS SUBJECT TO MINOR MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING AS WELL AS THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). HOWEVER, IT IS NOTED THAT THE SUBJECT PROPERTY WILL NOT BE USED FOR CONSTRUCTION ACCESS WHILE THE PROPOSED RESIDENTIAL UNITS TO THE NORTH OF THE HAWTHORNE COMMUNITY ARE BEING CONSTRUCTED.
- TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED ALONG THE NORTHERN, EASTERN, WESTERN AND A PORTION OF THE SOUTHERN PROPERTY LINES.
- IF AN AMENDMENT TO ANY PORTION OF THIS CDP/FDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION OR SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL BY THE BOARD OF SUPERVISORS AND/OR THE PLANNING COMMISSION, WHICH EVER IS APPROPRIATE.
- ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

TABULATION FOR AREA OF THE PDH-5

EXISTING ZONING.....	I-5
PROPOSED ZONING.....	PDH-5
TOTAL LAND AREA.....	2.84± AC
TOTAL NUMBER OF DWELLING UNITS PERMITTED/PROPOSED.....	11 DU*
MAXIMUM DENSITY PERMITTED/PROPOSED.....	3.87 DU/AC
PARKING SPACES REQUIRED (2.7 SPS. PER UNIT).....	30 SPS
PARKING SPACES PROVIDED.....	68 SPS
OPEN SPACE REQUIRED (35%).....	43,298 SF
OPEN SPACE PROVIDED (58% ±).....	69,116 SF±
MAXIMUM PROPOSED BUILDING HEIGHT.....	35 FT

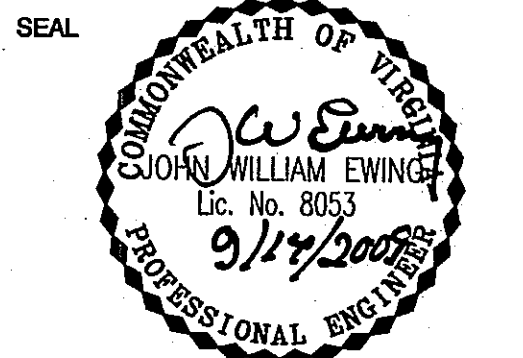
* MARINE CLAYS ARE LOCATED ON 2.02 ACRES OR 71% OF THE TOTAL SITE AREA (2.02 AC/2.84 AC). BASED ON THE DENSITY LIMITATION PROVISION SET FORTH IN PAR. 2 OF SECTION 2-308 OF THE ZONING ORDINANCE, 41% OF THE TOTAL SITE AREA OR 1.17 ACRES ARE SUBJECT TO THE 50% DENSITY LIMITATION. CONSEQUENTLY, THE MAXIMUM PERMITTED DENSITY IS CALCULATED AS FOLLOWS:

1.17 AC @ 2.5 DU/AC =	2.93 DU
1.67 AC @ 5.0 DU/AC =	8.35 DU
TOTAL: 2.84 AC	11.28 DU

Dewberry

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TAVARES CONCRETE COMPANY, INC.
REZONING /
FINAL DEVELOPMENT PLAN /
PROFFERED CONDITION AMENDMENT
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

No.	DATE	BY	Description
4	09.11.09	ARW	
3	08.11.09	ARW	
2	05.22.09	ARW	
1	04.10.09	ARW	

REVISIONS

DRAWN BY	ARW
APPROVED BY	
CHECKED BY	JWE
DATE	December 18, 2008

TITLE

TAVARES CONCRETE COMPANY, INC.

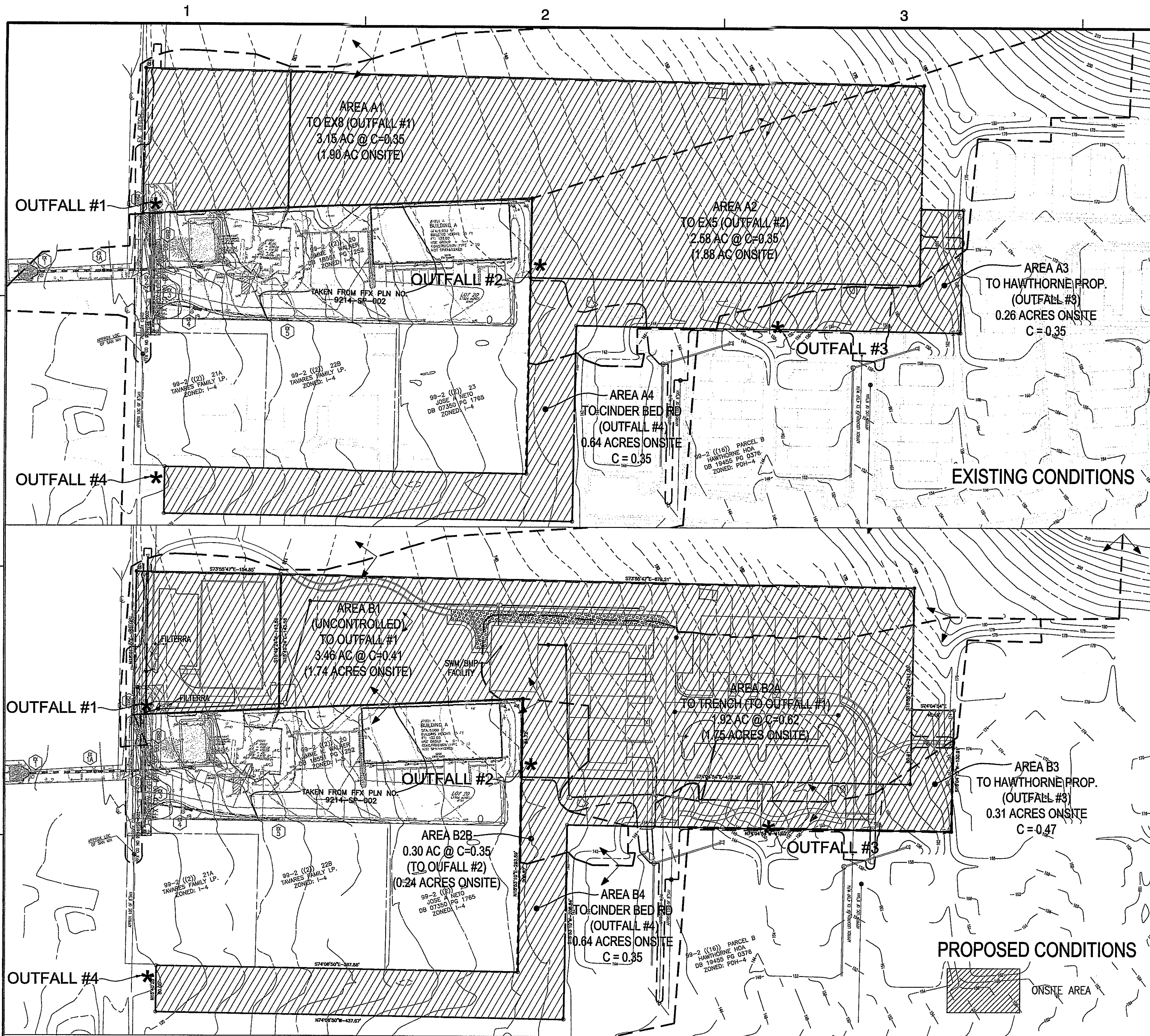
RZ / FDP / PCA
Notes and Tabulation

PROJECT NO.

4

SHEET NO. 4 OF 8

M-10728



SWM NARRATIVE:

EXISTING CONDITIONS
THE PROJECT SITE IS MOSTLY VACANT WITH SPARSE VEGETATION. THE 4.67 ACRE SITE IS SLOPED AT AN AVERAGE OF 7.5% TOWARDS EXISTING CINDER BED ROAD.

PROPOSED CONDITIONS:
THIS PLAN PROPOSES A SUBDIVISION OF THE AREA INTO 2 USES, ONE FOR USE BY TAVARES CONCRETE COMPANY, AND THE OTHER FOR USE BY THE HAWTHORNE PROPERTY. THE TAVARES CONCRETE PARCEL WILL CONSIST OF A ONE STORY INDUSTRIAL BUILDING, WITH NECESSARY PARKING AND UTILITIES. THE HAWTHORNE PROPERTY PORTION WILL INCLUDE THE CONSTRUCTION OF 11 SINGLE FAMILY ATTACHED TOWNHOUSES AND CORRESPONDING UTILITIES, PARKING AND LANDSCAPING.

QUANTITY (DETENTION):
THIS DEVELOPMENT PROPOSES APPROXIMATELY 1.5 ACRES OF ADDITIONAL ONSITE IMPERVIOUS AREA, WITH A CORRESPONDING INCREASE OF SITE RUNOFF. DETENTION FOR THE DEVELOPMENT FOR BOTH PARCELS WILL BE PROVIDED BY A PERCOLATION TRENCH (OR AN ALTERNATE MEANS OF DETENTION SUCH AS A BIODEGRADABLE BASIN) LOCATED ON THE HAWTHORNE PROPERTY. IT WILL BE DESIGNED TO CATCH, TREAT AND DETAIN APPROXIMATELY 1.75 ACRES.

AS SHOWN ON THE CALCULATIONS ON THIS SHEET, THE DETENTION PROVIDED BY THE PROPOSED PERCOLATION TRENCH WILL REDUCE THE OVERALL 2- AND 10-YEAR PEAK FLOW FROM THE SITE TO LESS THAN EXISTING PEAK FLOW FOR THESE STORMS.

OUTFALL NARRATIVE

OUTFALL ADEQUACY:

OUTFALL #1 - EXISTING CONDITIONS:

OUTFALL #1 SHEET FLOWS WEST TOWARDS EXISTING CINDER BED ROAD AND INTO AN EXISTING DITCH WHICH PARALLELS CINDER BED ROAD. PROPOSED CONDITIONS FAIRFAX COUNTY PLAN NO 9214-SP-002 (WALKER PROPERTY) WHICH IS CURRENTLY APPROVED AND IN THE PERMIT PHASE AT FAIRFAX COUNTY, PROPOSES STORM SEWER SYSTEM IMPROVEMENTS ALONG CINDER BED ROAD. AFTER THE COMPLETION OF WALKER PROPERTY IMPROVEMENTS, THE RUNOFF FROM THE DITCH WILL BE INTERCEPTED BY PROPOSED INLET #6 INTO A SYSTEM THAT HAS BEEN SIZED TO ACCOMMODATE THE OUTFALL FROM THE TAVARES SITE.

THIS WALKER PROPERTY SITE PLAN IS DESIGNED TO CONVEY THE RUNOFF FROM TAVARES VIA A CLOSED CONDUIT SYSTEM UNDERNEATH CINDER BED ROAD AND THEN DISCHARGE THE FLOW INTO AN IMPROVED GRASS LINED OUTFALL CHANNEL ON THE CIJUENTES PROPERTY (WALKER PROPERTY PLAN INCLUDES THE DESIGN OF THIS CLOSED SYSTEM AND GRASS LINED CHANNEL). THIS CHANNEL CONVEYS THE RUNOFF TO ITS ULTIMATE OUTFALL AT THE BED AND BANKS OF LONG BRANCH FLOODPLAIN. THE CONTRIBUTING DRAINAGE AREA OF LONG BRANCH IS GREATER THAN 100 TIMES THE AREA OF THIS 3.6 ACRES SITE, WHICH CONCLUDES THE OUTFALL ADEQUACY ANALYSIS FOR THIS OUTFALL IN ACCORDANCE TO PFM 6-0203.2B.

OUTFALL #1 - PROPOSED CONDITIONS:

WITH THIS SITE PLAN, A PORTION OF THE WATERSHED CURRENTLY GOING TO OUTFALL #1 WILL BE ROUTED THROUGH A PROPOSED SWM PERCOLATION TRENCH (OR ALTERNATE SWM FACILITY), WHICH IS SIZED TO DETAIN THE 2 AND 10 YEAR STORMS. A PORTION OF THE REMAINING UNCONTROLLED WATER WILL BE INTERCEPTED BY THE PROPOSED ONSITE STORM SEWER SYSTEM VIA YARD INLETS, FILTERRAS, AND CURB INLETS. THE EXISTING DITCH ALONG CINDER BED ROAD IS TO REMAIN TO CONVEY THE REMAINDER OF THE UNCONTROLLED RUNOFF TO A PROPOSED YARD INLET WITHIN THE DITCH. THE PROPOSED STORM STRUCTURES AND SYSTEM WILL CONNECT TO THE AFOREMENTIONED SYSTEM ON THE WALKER PROPERTY SITE AND CONTINUE TO THE ULTIMATE OUTFALL OF LONG BRANCH FLOODPLAIN.

OUTFALL #2 - EXISTING CONDITIONS:

OUTFALL #2, SHEET FLOWS WEST AND ENTERS THE EAST SIDE OF THE WALKER PROPERTY SITE WHERE IT IS INTERCEPTED BY INLET #5, AND CONVEYED THROUGH AN ADEQUATE SYSTEM ON THE WALKER PROPERTY TO THE GRASS-LINED DITCH AND FLOODPLAIN.

OUTFALL #2 - PROPOSED CONDITIONS:

WITH THIS SITE PLAN, A PORTION OF THE WATERSHED CURRENTLY GOING TO OUTFALL #1 WILL BE ROUTED THROUGH A PROPOSED SWM PERCOLATION TRENCH, WHICH IS SIZED TO DETAIN THE 2 AND 10 YEAR STORMS. THE REMAINING UNCONTROLLED WATER WILL CONTINUE TO SHEET FLOW AT NON-EROSIVE LEVELS TO THE EXISTING INLET #5 ON THE WALKER PROPERTY AND CONVEYED TO THE LONG BRANCH FLOODPLAIN.

OUTFALL #3 - EXISTING CONDITIONS:

OUTFALL #3 SHEET FLOWS SOUTH AND ONCE IT IS OFFSITE THE RUNOFF IS CAPTURED BY EXISTING OFFSITE YARD INLETS ON THE HAWTHORNE PROPERTY. THE EXISTING STORM SEWER SYSTEM IS SIZED TO ADEQUATELY CONVEY THIS AREA UNTIL TO ITS ULTIMATE OUTFALL.

OUTFALL #3 - PROPOSED CONDITIONS:

WITH THIS SITE PLAN THE AREA AND RUNOFF RATE GOING TO OUTFALL #3 IS DECREASED, AS SHOWN ON THIS SHEET. THEREFORE THE OFFSITE SYSTEM WILL BE ABLE TO ADEQUATELY CONVEY THE REDUCED FLOW TO ITS ULTIMATE OUTFALL.

OUTFALL #4 - EXISTING/PROPOSED CONDITIONS:

THIS AREA SHEET FLOWS WESTBOUND TOWARDS CINDER BED ROAD AT NON-EROSIVE RATES. ONCE IT IS IN THE ROAD, IT IS CAUGHT BY CURB INLETS PROPOSED WITH THE WALKER PROPERTY SITE PLAN, AND CONVEYED TO ITS ULTIMATE OUTFALL WITHIN THE LONG BRANCH FLOODPLAIN. THIS OUTFALL WILL NOT BE AFFECTED BY THE PROPOSED IMPROVEMENTS TO THE SITE.

OUTFALL '1'

PRE-DEVELOPMENT

2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
A1	3.15	0.35	5.45	6.01	
TOTAL					6.01

10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
A1	3.15	0.35	7.27	8.01	
TOTAL					8.01

POST DEVELOPMENT

2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
B1	3.46	0.41	5.45	7.79	
B2A	1.92	0.62	5.45	0.00*	
TOTAL					7.79

10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
B1	3.46	0.41	7.27	10.39	
B2A	1.92	0.62	7.27	0.00*	
TOTAL					10.39

*DETAILED BY PERCOLATION TRENCH

OUTFALL '2'

PRE-DEVELOPMENT

2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
A2	2.58	0.35	5.45	4.92	
TOTAL					4.92

10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
A2	2.58	0.35	7.27	6.57	
TOTAL					6.57

POST-DEVELOPMENT

2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
B2B	0.30	0.35	5.45	0.57	
TOTAL					0.57

10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
B2B	0.30	0.35	7.27	0.76	
TOTAL					0.76

OUTFALL '3'

PRE-DEVELOPMENT

2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
A3	0.26	0.35	5.45	0.49	
TOTAL					0.49

10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
A3	0.26	0.35	7.27	0.65	
TOTAL					0.65

POST-DEVELOPMENT

2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
B3	0.31	0.47	5.45	0.79	
TOTAL					0.79

10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
B3	0.31	0.47	7.27	1.05	
TOTAL					1.05

OUTFALL '4'

PRE-DEVELOPMENT

2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
A4	0.64	0.35	5.45	1.23	
TOTAL					1.23

10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
A4	0.64	0.35	7.27	1.63	
TOTAL					1.63

POST-DEVELOPMENT

2 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
B4	0.64	0.35	5.45	1.23	
TOTAL					1.23

10 YEAR EVENT					
AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)	
B4	0.64	0.35	7.27	1.63	
TOTAL					1.63

Total Outfall					
	Pre-Devel	Post-Devel	Delta Q	Pre-Devel	Post-Devel
2-year	12.64	10.38	-2.26	8.92	6.62
10-year	16.86	13.84	-3.02	11.89	8.84

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L)
Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-015 1S & 1V)
Development Plans (16-302 3 & 4L)
FDP P Districts (except PFC) (16-502 1F & 1Q)
Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
3. Provide:
Facility Name/ Type & No. On-site area served (acres) Off-site area served (acres) Drainage area (acres) Footprint area (sf) Storage Volume (cf) If pond, dam height (ft)
PT1 1.47 0.17 1.64 2,100 8,820
(e.g. dry pond A, hill, trench, underground, vault, etc.)

- Totals
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3.5. Pond inlet and outlet pipe systems are shown on Sheet N/A.
 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface noted on the plat is (e.g. asphalt, geoblock, gravel, etc.).
 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 5.6.
 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5.
 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.
 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3.
 11. A submission waiver is requested for N/A.
 12. Stormwater management is not required because _____.

Industry Letter 05-03 dated 02/02/05

THE RUNOFF FOR THE ENTIRE PROJECT SITE WILL BE LESS THAN EXISTING CONDITIONS FOR THE 2- AND 10- YEAR STORMS AS SHOWN BY THE CALCULATIONS ON THIS SHEET. THE FUTURE WALKER PROPERTY CONSTRUCTION WILL ACCOMMODATE THE RUNOFF FROM THE SUBJECT SITE AS SHOWN BY THE STORM DRAINAGE COMPUTATIONS ON THIS SHEET. THEREFORE RUNOFF FROM THE SITE WILL BE ADEQUATELY CONVEYED TO ITS ULTIMATE OUTFALL AT THE BED AND BANKS OF LONG BRANCH FLOODPLAIN. THE CONTRIBUTING DRAINAGE AREA OF LONG BRANCH IS GREATER THAN 100 TIMES THE AREA OF THE WATERSHED AREAS TO EACH OUTFALL, WHICH MEETS OUTFALL ADEQUACY ANALYSIS REQUIREMENTS SET FOR BY PFM 6-0203.2B.

ACKNOWLEDGING THAT THE IMPROVEMENTS OF WALKER PROPERTY WILL ADEQUATELY CONVEY THE RUNOFF FROM THE TAVARES/HAWTHORNE SITE PLAN, IT IS THE OPINION OF THE ENGINEER THAT AN ADEQUATE OUTFALL EXISTS AND DOWNSTREAM PROPERTIES WILL NOT BE ADVERSELY IMPACTED.

QUALITY NARRATIVE FOUND ON SHEET 6 OF THIS PLAN

STORM DRAINAGE COMPUTATIONS

Structure		Flow to Inlet						Cumulative			Pipe Information								PROFILE			Additional Coments
From #	To #	Area ac	Runoff C	CA	To Min	Intensity I	INC. CFS	Total Area ac	Total CA	TOTAL CFS	DI. IN	SLOPE %	LENGTH FT	n	Q(max) CFS	V(max) FPS	V(act) FPS	LOSSES FT	UPPER INVERT	LOWER INVERT	DROP FT	
EX5	EX4	1.21	0.47	0.57	5	7.27	4.13	1.21	0.57	4.13	15	6.28%	93.00	0.013	16.23	13.23	11.11	5.84	121.34	115.50	0.20	0.16 Acres from outfall #3
EX4	EX3	0.14	0.70	0.10	5	7.27	0.71	1.35	0.67	4.85	15	7.22%	45.00	0.013	17.40	14.18	12.37	3.25	115.30	112.05	1.25	
EX3	EX2	0.00		0.00	5	7.27	0.00	4.94	3.29	23.85	30	0.86%	35.00	0.013	38.07	7.76	8.19	0.30	110.80	110.50	0.50	
EX8	EX7	3.46	0.41	1.42	5	7.27	10.31	3.46	1.42	9.99	18	3.37%	40.00	0.013	19.35	10.95	11.03	1.35	114.00	112.65	0.20	1.64 Acres detained by Peto Trench
EX7	EX2	0.36	0.40	0.14	5	7.27	1.05	3.82	1.58	10.94	18	3.39%	28.00	0.013	19.40	10.98	11.29	0.95	112.45	111.50	1.50	
EX2	EX1A	0.00		0.00	5	7.27	0.00	9.15	5.19	37.28	36	0.56%	54.00	0.013	49.84	7.35	7.72	0.30	110.00	109.70	0.20	
EX1A	EX1	0.00		0.00	5	7.27	0.00	9.15	5.19	37.28	36	0.56%	71.00	0.013	50.19	7.10	7.76	0.40	109.50	109.10	-	



Dewberry & Davis LLC

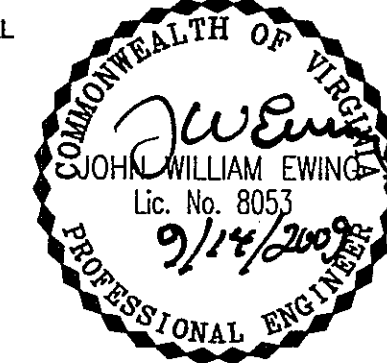
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TAVARES CONCRETE
COMPANY, INC.

CONCEPTUAL DEVELOPMENT
PLAN / FINAL DEVELOPMENT PLAN /
PROFFERED CONDITION AMENDMENT

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN
Application No. RZ 2009-LE-001 Staff B. Cho

APPROVED DEVELOPMENT PLAN

(BDP) (GDP) (ODP) (FDP)

SEE PROFFERS DATED November 13, 2009

Date of (BOS) (PC) approval November 16, 2009

Sheet 5 of 8

comment w/ FDP 2009-LE-001

approved by PC on 10/15/09

SCALE

0 60 120

No.	DATE	BY	Description
4	09.11.09	ARW	
3	08.11.09	ARW	
2	05.22.09	ARW	
1	04.10.09	ARW	

REVISIONS

DRAWN BY ARW

APPROVED BY

CHECKED BY JWE

DATE December 18, 2008

TITLE

TAVARES CONCRETE
COMPANY, INC.

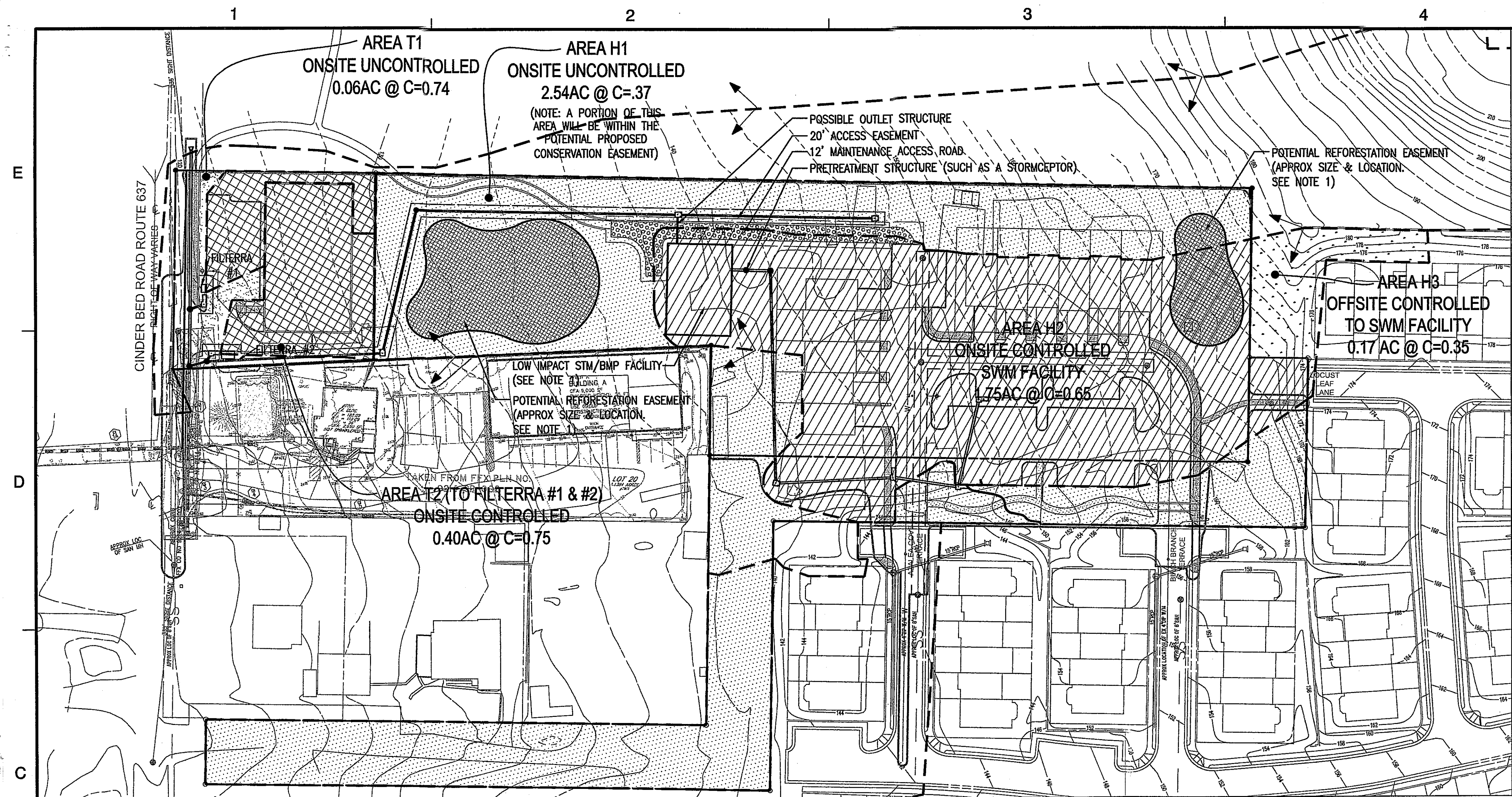
CDP / FDP / PCA

DETENTION AND OUTFALL

PROJECT NO.

5

SHEET NO. 5 OF 8



SWM NARRATIVE - QUALITY REQUIREMENTS

QUALITY REQUIREMENTS FOR THE TAVARES AND HAWTHORNE PROPERTIES WILL BE HANDLED INDEPENDENTLY. TAVARES WILL MEET ITS REQUIREMENTS WITH TWO FILTERRAS WHICH WILL PICK UP FROM THE ROOF DRAIN DOWNSPOUTS AND SURFACE GUTTER FLOW.

HAWTHORNE WILL USE THE PROPOSED LOW-IMPACT DESIGN SWM FACILITY SUCH AS A PERCOLATION TRENCH (OPTION A) OR A BIORETENTION FILTER (OPTION B). BOTH OPTIONS WILL ALSO UTILIZE REFORESTATION EASEMENTS FOR ADDITIONAL BMP.

THESE METHODS MEET THE REQUIRED 40% PHOSPHOROUS REMOVAL FOR THE SITE AND THEREFORE MEET THE BMP REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS AS SHOWN BY THE CALCULATIONS ON THIS SHEET.

NOTES

- 1.) EXACT SIZES AND LOCATION OF THE LOW IMPACT DESIGN SWM/BMP FACILITY AND THE REFORESTATION EASEMENT ARE SUBJECT TO MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING.
- 2.) THE TOTAL PHOSPHOROUS REMOVED AS CALCULATED ON THIS SHEET IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ENGINEERING, HOWEVER THE MINIMUM 40% REQUIREMENT SHALL BE MAINTAINED.

Application No. R2 2009-LE-001 Staff: B. Cho
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 13, 2009
Date of (PC) approval November 16, 2009
Sheet 6 of 8
Comment w/ FOP 2009-LE-001
approved by PC on 10/15/09

LEGEND

- HAWTHORNE PROP - CONTROLLED
- HAWTHORNE PROP - UNCONTROLLED
- TAVARES PROP - CONTROLLED
- TAVARES PROP - UNCONTROLLED
- OFFSITE PROP - CONTROLLED

HAWTHORNE (OPTION A):

PERCOLATION TRENCH: 70% EFFICIENCY
SIZE: 60' x 34' x 10.5' (SEE NOTE 1)
REFORESTATION EASEMENT: 70% EFFICIENCY
SIZE: 5,500 SF (0.13 ACRES) (AS SHOWN ON THIS SHEET. SEE NOTE 1)

BMP Facility Design Calculation
Plan Name: Hawthorne (Option A) Date: Sep-08
Plan Number: SP Engineer: Beth Squires

BMP Narrative

I. Water Quality Narrative
A percolation trench and reforestation easement are proposed to address the BMP requirements for the proposed site. This design provides total phosphorus removal of 40% which exceeds the minimum 40% requirement per the ocoquan method.

The best management requirements for the site were estimated as reflected in the computations on this sheet. Areas H2 and H3 enter the Percolation Trench with runoff coefficient of 0.62. The computations reflect that the proposed trench and easement will provide a phosphorus removal of 40% which exceeds the minimum requirement. As a result, the proposed trench and conservation easement will provide adequate BMP for the proposed improvements.

II. Watershed Information

Part 1: List all of the Subareas and "C" Factors used in the BMP Computation

Subarea Designation and Description	"C" Value	Acres
Area H1 Onsite Uncontrolled	0.37	2.41
Area H1a Onsite Reforestation Easmt	0.35	0.13
Area H2 Onsite Controlled	0.35	0.17
Area H3 Onsite Controlled	0.65	1.75

IIIa. Phosphorus Removal - "Ocoquan Method"

This section is for the use in the jurisdictions which do not utilize CBLAD's "Chesapeake Bay Method" for phosphorus removal calculations. The "Chesapeake Bay Method" is addressed in Section IIIB of this worksheet. Please check with your local jurisdiction to determine which method to use.

Part 2: Compute the Weighted Average "C" Factor for the Site

Area of the Site = (a) 4.28

Sub Area Designation	"C" Value	Acres	Product
Area H1 Onsite Uncontrolled	0.37	2.41	0.90
Area H1a Onsite Reforestation Easmt	0.35	0.13	0.04
Area H3 Onsite Controlled	0.65	1.75	1.13
(b)		2.08	

(c) Weighted Average "C" Factor (b)/(a)=(c) 0.48

Part 3: Compute the total Phosphorus Removal for the Site

Sub Area Designation	Area (Acres)	"C" Value	BMP type	Removal Eff (%)	Area Ratio	Factor Ratio	Offsite Factor	Product
Area H1a Onsite Reforestation Easmt	0.13	0.35	Consrv Easmt	70%	0.03	0.72	1.00	1.49%
Area H2 Onsite Controlled	0.17	0.35	Percolation	70%	0.04	0.72	0.20	0.40%
Area H3 Onsite Controlled	1.75	0.65	Trench	70%	0.41	1.34	1.00	38.14%
(a) Total Removal								40.04%

Total Area going to the Facility = 1.92 Acres

HAWTHORNE (OPTION B):

BIORETENTION BASIN WITH OUTLET STRUCTURE: 65% EFFICIENCY
SIZE: 70' x 50' x 9.5' (AS SHOWN ON THIS SHEET. SEE NOTE 1)
REFORESTATION EASEMENT: 70% EFFICIENCY
SIZE: 15,600 SF (0.36 ACRES) (NOTE: ENTIRE "REFORESTED AREA" AS SHOWN ON SHEET 3 WOULD BECOME CONSERVATION EASEMENT)

BMP Facility Design Calculation
Plan Name: Hawthorne (Option B) Date: Sep-08
Plan Number: SP Engineer: Beth Squires

BMP Narrative

I. Water Quality Narrative
A bioretention basin and reforestation easement are proposed to address the BMP requirements for the proposed site. This design provides total phosphorus removal of 40% which exceeds the minimum 40% requirement per the ocoquan method.

The best management requirements for the site were estimated as reflected in the computations on this sheet. Areas H2 and H3 enter the Bioretention Basin with runoff coefficient of 0.62. The computations reflect that the proposed basin and easement will provide a phosphorus removal of 40% which exceeds the minimum requirement. As a result, the proposed filter and conservation easement will provide adequate BMP for the proposed improvements.

II. Watershed Information

Part 1: List all of the Subareas and "C" Factors used in the BMP Computation

Subarea Designation and Description	"C" Value	Acres
Area H1 Onsite Uncontrolled	0.37	2.41
Area H1a Onsite Reforestation Easmt	0.35	0.13
Area H2 Onsite Controlled	0.35	0.17
Area H3 Onsite Controlled	0.65	1.75

IIIa. Phosphorus Removal - "Ocoquan Method"

This section is for the use in the jurisdictions which do not utilize CBLAD's "Chesapeake Bay Method" for phosphorus removal calculations. The "Chesapeake Bay Method" is addressed in Section IIIB of this worksheet. Please check with your local jurisdiction to determine which method to use.

Part 2: Compute the Weighted Average "C" Factor for the Site

Area of the Site = (a) 4.28

Sub Area Designation	"C" Value	Acres	Product
Area H1 Onsite Uncontrolled	0.37	2.41	0.90
Area H1a Onsite Reforestation Easmt	0.35	0.13	0.04
Area H2 Onsite Controlled	0.35	0.17	0.06
Area H3 Onsite Controlled	0.65	1.75	1.13
(b)		2.08	

(c) Weighted Average "C" Factor (b)/(a)=(c) 0.48

Part 3: Compute the total Phosphorus Removal for the Site

Sub Area Designation	Area (Acres)	"C" Value	BMP type	Removal Eff (%)	Area Ratio	Factor Ratio	Offsite Factor	Product
Area H1a Onsite Reforestation Easmt	0.13	0.35	Consrv Easmt	70%	0.03	0.72	1.00	1.49%
Area H2 Onsite Controlled	0.17	0.35	Percolation	70%	0.04	0.72	0.20	0.40%
Area H3 Onsite Controlled	1.75	0.65	Percolation Trench	65%	0.41	1.34	1.00	35.42%
(a) Total Removal								40.02%

Total Area going to the Facility = 1.92 Acres

TAVARES:

2 FILTERRAS

BMP Facility Design Calculation
Plan Name: Tavares Date: Sep-08
Plan Number: SP Engineer: Beth Squires

BMP Narrative

I. Water Quality Narrative
Two proposed Filterras will address required BMP requirements for the proposed site. This design provides a total phosphorus removal of 40% which exceeds the minimum 40% requirement per the ocoquan method.

The best management requirements for the site were estimated as reflected in the computations on this sheet. Area T2 will enter the Filterras with runoff coefficient of 0.75. The computations reflect that the proposed filterras will provide a total phosphorus removal of 40% which exceeds the minimum requirement. As a result, the proposed filterras will provide adequate BMP for the proposed improvements.

II. Watershed Information

Part 1: List all of the Subareas and "C" Factors used in the BMP Computation

Subarea Designation and Description	"C" Value	Acres
Area T1 Onsite Uncontrolled	0.74	0.08
Area T2 Onsite Controlled	0.75	0.40

IIIa. Phosphorus Removal - "Ocoquan Method"

This section is for the use in the jurisdictions which do not utilize CBLAD's "Chesapeake Bay Method" for phosphorus removal calculations. The "Chesapeake Bay Method" is addressed in Section IIIB of this worksheet. Please check with your local jurisdiction to determine which method to use.

Part 2: Compute the Weighted Average "C" Factor for the Site

Area of the Site = (a) 0.48

Sub Area Designation	"C" Value	Acres	Product
Area T1 Onsite Uncontrolled	0.74	0.08	0.04
Area T2 Onsite Controlled	0.75	0.40	0.30
(b)		0.34	

(c) Weighted Average "C" Factor (b)/(a)=(c) 0.75

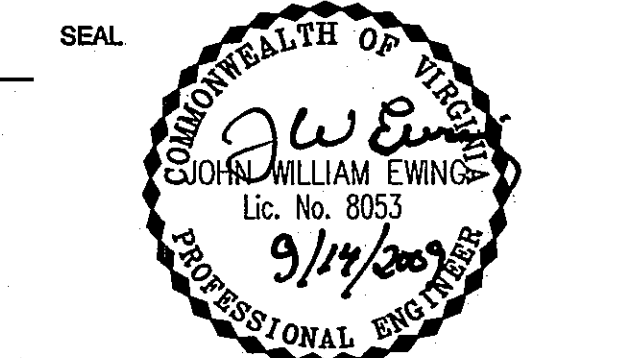
Part 3: Compute the total Phosphorus Removal for the Site

Sub Area Designation	Area (Acres)	"C" Value	BMP type	Removal Eff (%)	Area Ratio	Factor Ratio	Offsite Factor	Product
Area T2 Onsite Controlled	0.40	0.75	Filterras	50%	0.67	1.00	1.00	47.91%
(a) Total Removal								47.91%



Dewberry & Davis LLC
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

TAVARES CONCRETE
COMPANY, INC.
CONCEPTUAL DEVELOPMENT
PLAN / FINAL DEVELOPMENT PLAN /
PROFFERED CONDITION AMENDMENT
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE



No.	DATE	BY	Description
4	09.11.09	ARW	
3	08.11.09	ARW	
2	05.22.09	ARW	
1	04.10.09	ARW	

REVISIONS

DRAWN BY: ARW
APPROVED BY: JWE
CHECKED BY: JWE
DATE: December 18, 2008

TITLE
TAVARES CONCRETE
COMPANY, INC.

CDP / FDP / PCA
STORMWATER MANAGEMENT
BMP CALCULATIONS - HAWTHORNE

PROJECT NO.

6

SHEET NO. 6 OF 8

M-10728

DEVIATION REQUEST LETTER - PCA 2000-LE-023:

Dewberry 8401 Arlington Boulevard
Fairfax, Virginia 22031-4668 703.849.0100 • 703.849.0118 fax
www.dewberry.com

May 22, 2009

Jimmie D. Jenkins, Director
Fairfax County Department of Public Works and Environmental Services
12055 Government Center Parkway
Suite 659
Fairfax VA 22033

RE: Request for a Tree Preservation Target Deviation
Tax Map 99-2 ((1)) 17

Dear Mr. Jenkins:

May this letter serve as a request for a deviation from the Tree Preservation Target as provided for in the provisions set forth in Sect. 12-0507 of the Public Facilities Manual (PFM). The proposed development program at issue is located on the property referenced as 99-2 ((1)) 17. It is located on the east side of Cinder Bed Road (Route 637). It is the subject of a pending zoning application - Proffered Condition Amendment PCA 2000-LE-023.

The property is currently zoned to the I-5 District and is subject to a proffered development plan. The pending PCA application has been filed to amend the proposed development plan for the western portion of the site. A copy of the proposed development program is attached for your reference.

Based on the provisions set forth in Sect. 12-0507 of the PFM and more particularly the calculations set forth in Table 12.3, copy attached, 35 square feet is the requisite Tree Preservation Target.

A deviation from the Tree Preservation Target requirement is requested, for as demonstrated by the attached copy of the proposed development program, the clearing and grading, provision of utilities, and the provision of requisite loading and parking spaces for the development program will preclude the accommodation of the Tree Preservation Target. It is our judgment that the proposed development program is a reasonable development program for the subject property which is zoned to the I-5 District. It is to be further noted that the current proffered development program for the subject property, which was approved on April 8, 2002, could not satisfy the Tree Preservation Target. In reference to this request, it is noted that the 10-year Tree Canopy Requirements will be met through the planting of trees on site.

We trust that this statement is sufficient to support our request for a deviation from the Tree Preservation Target for the development program proposed for the subject property. Should you have any questions or the need for additional information, please contact me at 703-849-0250 or awalstrom@dewberry.com.

Sincerely,

Andrea Walstrom
Landscape Architect

Attachment: A/S

Application No. RZ 2009-LE-001
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 13, 2009
Date of (EOP) (PC) approval November 16, 2009
Sheet 1 of 8
concurrent w/ FDP 2009-LE-001
approved by PC on 10/15/09

TAVARES CONCRETE
COMPANY, INC.
CONCEPTUAL DEVELOPMENT
PLAN / FINAL DEVELOPMENT PLAN /
PROFFERED CONDITION AMENDMENT
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

DEVIATION REQUEST LETTER - RZ/FDP 2009-LE-001:

Dewberry 8401 Arlington Boulevard
Fairfax, Virginia 22031-4668 703.849.0100 • 703.849.0118 fax
www.dewberry.com

May 22, 2009

Jimmie D. Jenkins, Director
Fairfax County Department of Public Works and Environmental Services
12055 Government Center Parkway
Suite 659
Fairfax VA 22033

RE: Request for a Tree Preservation Target Deviation
Tax Map 99-2 ((1)) 17 (PART), 18, and 19 (PART)

Dear Mr. Jenkins:

May this letter serve as a request for a deviation from the Tree Preservation Target as provided for in the provisions set forth in Sect. 12-0507 of the Public Facilities Manual (PFM). The proposed development program at issue is located on the property referenced as 99-2 ((1)) 17 (PART), 18, and 19 (PART). It is located on the east side of Cinder Bed Road (Route 637). It is the subject of a pending zoning application - Rezoning/Final Development Plan - RZ/FDP 2009-LE-001.

The property is currently zoned to the I-5 District and is subject to a proffered development plan. The pending RZ/FDP application has been filed to rezone the eastern portion of the site to PDH-5. A copy of the proposed development program is attached for your reference.

Based on the provisions set forth in Sect. 12-0507 of the PFM and more particularly the calculations set forth in Table 12.3, copy attached, 4,505 square feet is the requisite Tree Preservation Target.

A deviation from the Tree Preservation Target requirement is requested, for as demonstrated by the attached copy of the proposed development program, the clearing and grading, provision of utilities, and the provision of requisite loading and parking spaces for the development program will preclude the accommodation of the Tree Preservation Target. It is our judgment that the proposed development program is a reasonable development program for the subject property which is to be rezoned to the PDH-5 District. It is to be further noted that the current proffered development program for the subject property, which was approved on April 8, 2002, could not satisfy the Tree Preservation Target. In reference to this request, it is noted that the 10-year Tree Canopy Requirements will be met through the planting of trees on site.

We trust that this statement is sufficient to support our request for a deviation from the Tree Preservation Target for the development program proposed for the subject property. Should you have any questions or the need for additional information, please contact me at 703-849-0250 or awalstrom@dewberry.com.

Sincerely,

Andrea Walstrom
Landscape Architect

Attachment: A/S

SCALE

No.	DATE	BY	Description
4	09.11.09	ARW	
3	08.11.09	ARW	
2	05.22.09	ARW	
1	04.10.09	ARW	

REVISIONS

DRAWN BY ARW

APPROVED BY JWE

CHECKED BY JWE

DATE December 18, 2008

TITLE

TAVARES CONCRETE
COMPANY, INC.

CDP / FDP / PCA

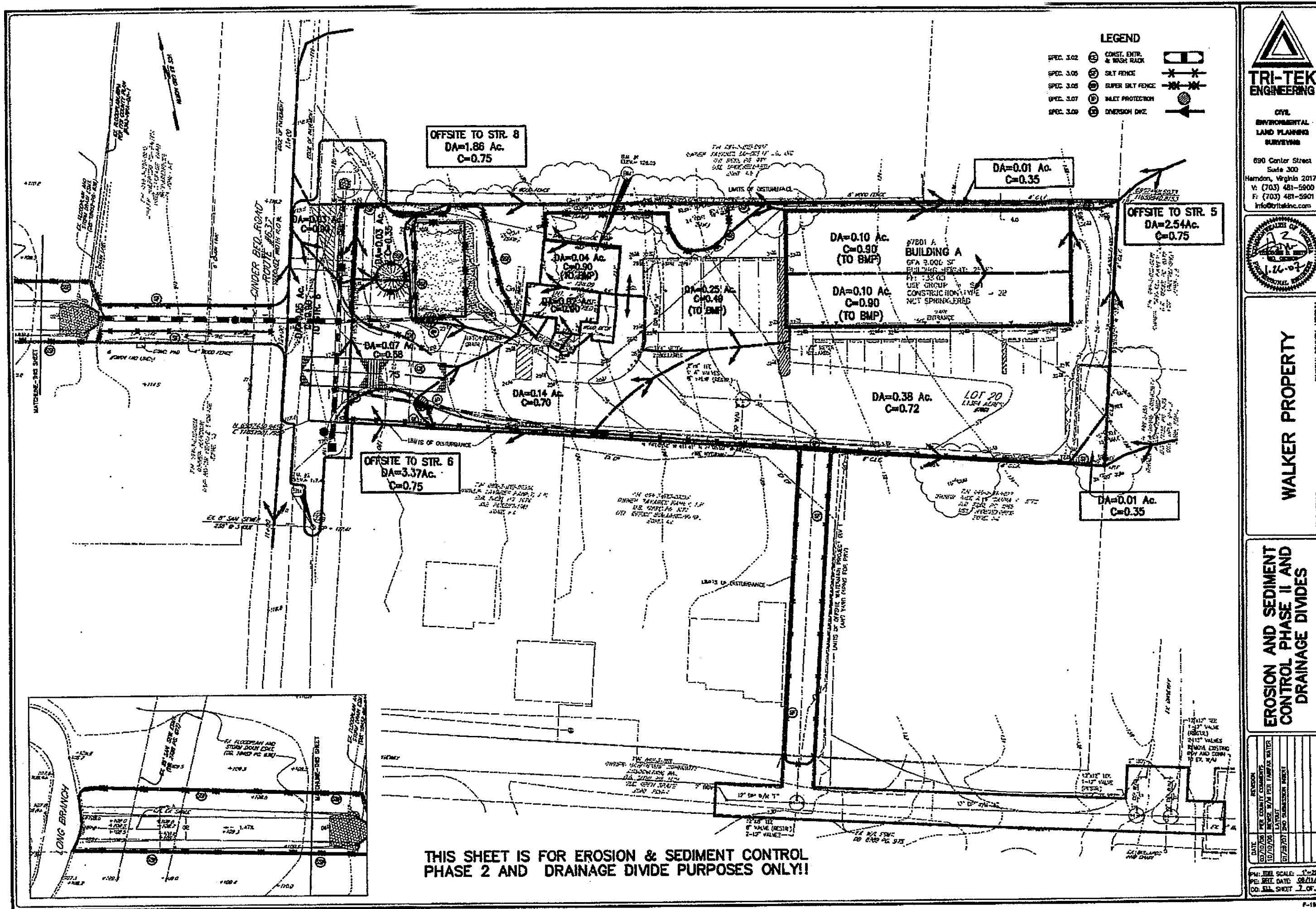
INFORMATION ONLY

PROJECT NO.

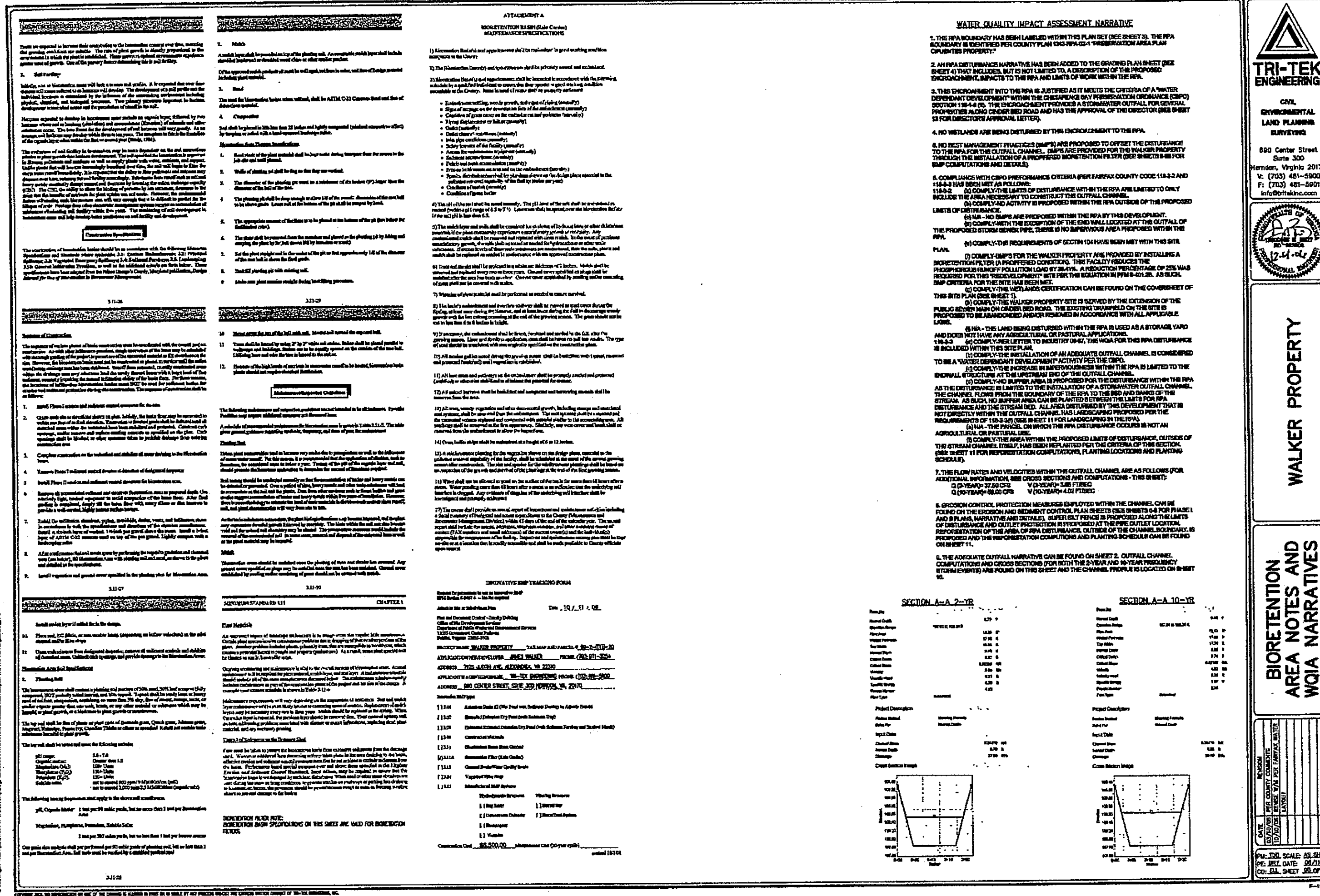
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SHEET NO. 7 OF 8

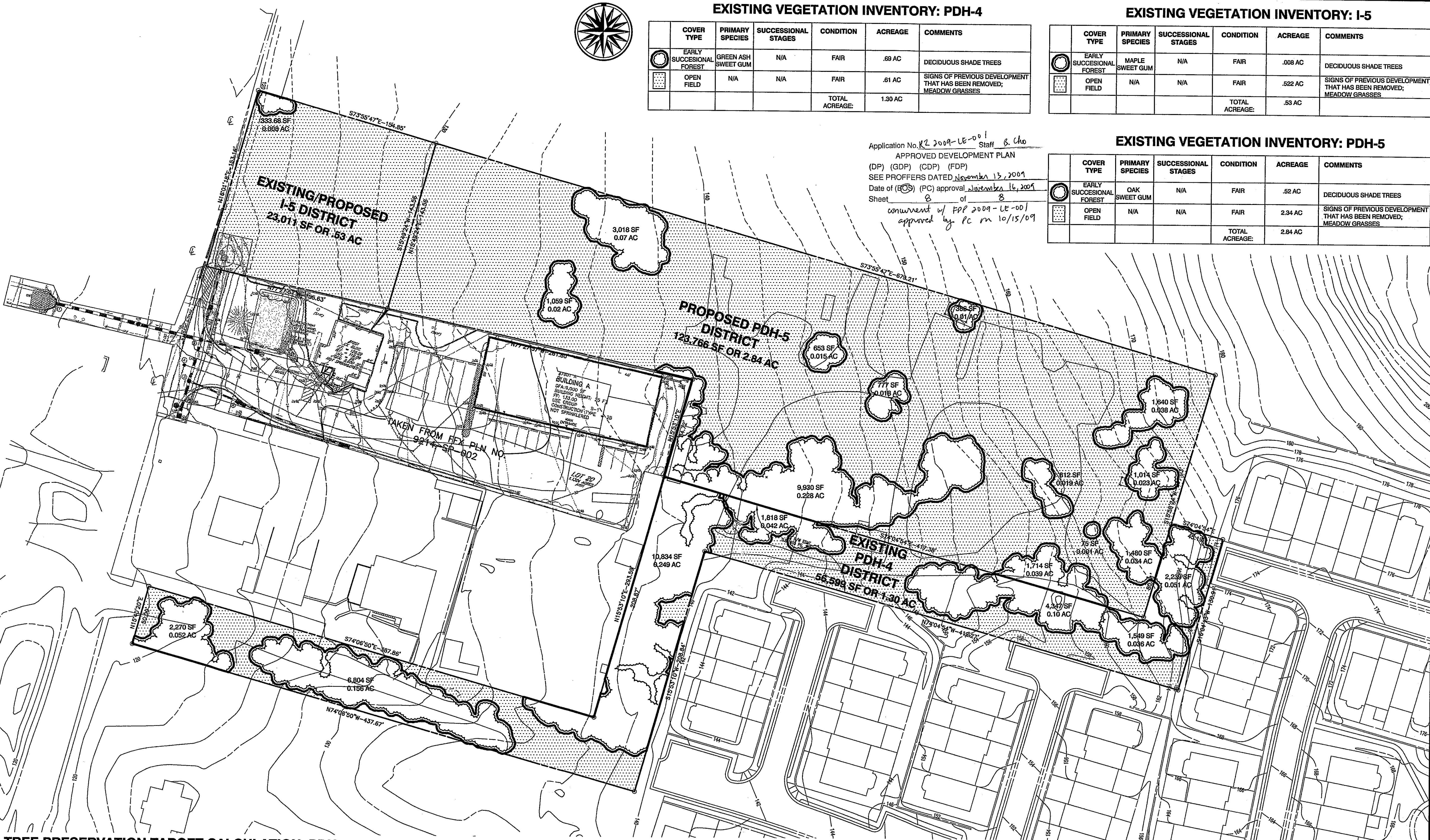
M-10728



THIS SHEET IS FOR EROSION & SEDIMENT CONTROL
PHASE 2 AND DRAINAGE DIVIDE PURPOSES ONLY!!



FOR INFORMATION PURPOSES ONLY
RELEVANT SHEETS FROM THE WALKER PROPERTY SITE PLAN FAIRFAX COUNTY PLAN NUMBER 9214-SP-002



EXISTING VEGETATION INVENTORY: PDH-4					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
EARLY SUCCESSIONAL FOREST	GREEN ASH SWEET GUM	N/A	FAIR	.68 AC	DECIDUOUS SHADE TREES
OPEN FIELD	N/A	N/A	FAIR	.61 AC	SIGNS OF PREVIOUS DEVELOPMENT THAT HAS BEEN REMOVED; MEADOW GRASSES
TOTAL ACREAGE:				1.30 AC	

EXISTING VEGETATION INVENTORY: I-5					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
EARLY SUCCESSIONAL FOREST	MAPLE SWEET GUM	N/A	FAIR	.008 AC	DECIDUOUS SHADE TREES
OPEN FIELD	N/A	N/A	FAIR	.522 AC	SIGNS OF PREVIOUS DEVELOPMENT THAT HAS BEEN REMOVED; MEADOW GRASSES
TOTAL ACREAGE:				.53 AC	

EXISTING VEGETATION INVENTORY: PDH-5					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
EARLY SUCCESSIONAL FOREST	OAK SWEET GUM	N/A	FAIR	.52 AC	DECIDUOUS SHADE TREES
OPEN FIELD	N/A	N/A	FAIR	2.34 AC	SIGNS OF PREVIOUS DEVELOPMENT THAT HAS BEEN REMOVED; MEADOW GRASSES
TOTAL ACREAGE:				2.84 AC	

Application No. R2 2009-LE-001 Staff B. Cho
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED November 13, 2009
Date of (HCS) (PC) approval November 16, 2009
Sheet 8 of 8
concurrent w/ FDL 2009-LE-001
approved by PC on 10/15/09

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FAX: 703.849.
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**TAVARES CONCRETE
COMPANY, INC.**
REZONING /
FINAL DEVELOPMENT PLAN /
PROFFERED CONDITION AMENDMENT

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
9/14/2009
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0 30

No.	DATE	BY	Description
4	09.11.09	ARW	
3	08.11.09	ARW	
2	05.22.09	ARW	
1	04.10.09	ARW	

DRAWN BY ARW
APPROVED BY JWE
CHECKED BY JWE
DATE December 18,

TITLE
**TAVARES CONCRETE
COMPANY, INC.**
RZ / FDP / PCA
EXISTING VEGETATION

PROJECT NO.

8

SHEET NO.

M-10728

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION: PDH-4

REQUIREMENTS		RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	29,861 SF
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	29,861 SF OF 56,599 = 52.8%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4) - SEE SHEET 3 =	25% = 14,150 SF
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	52.8% = 7,471 SF
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 3 =	27,625 ± SF
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTING IN 12-0507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE A SHEET NUMBER WHERE THE DEVIATION REQUEST IS LOCATED.	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION: I-5

REQUIREMENTS		RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	333.68 SF
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	333.68 OF 23,011 = 1.5%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4) - SEE SHEET 3 =	10% = 2,301 SF
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	1.5% = 35 SF
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 3 =	0 SF
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTING IN 12-0507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE A SHEET NUMBER WHERE THE DEVIATION REQUEST IS LOCATED.	SHEET 7
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION: PDH-5

REQUIREMENTS		RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	22,558 SF
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	22,558 OF 123,766 = 18.2%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4) - SEE SHEET 3 =	20% = 24,753 SF
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	18.2% = 4,505 SF
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 3 =	0 SF
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTING IN 12-0507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE A SHEET NUMBER WHERE THE DEVIATION REQUEST IS LOCATED.	SHEET 7
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	